

School Lane

Hill Ridware, Rugeley, WS15 3QN

John German





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£350,000

An impressive and vastly improved semi-detached family home located in the popular village of Hill Ridware being sold with no onward chain.



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This impressive semi-detached family home has been finished to high standard of specification throughout and has been cleverly designed with modern family living in mind. Located on the village edge with countryside on the doorstep, this superb semi detached house has been transformed in recent years to provide a home of exceptional style and appeal including porcelain tiled floor with underfloor heating to the ground floor and bathroom, bi-folding doors leading out to the rear garden and double glazing throughout. The village of Hill Ridware has an excellent range of amenities, commuter routes and local leisure facilities. Within walking distance from the home is the village hall, primary school and The Chadwick Arms pub. For schooling this property falls into the catchment areas for Henry Chadwick Primary School and for secondary education it's the Hart School in the nearby town of Rugeley. The cathedral city of Lichfield has plenty of picturesque beauty spots to explore including Beacon Park and Stowe Pool and is also home to a selection of boutique shops, cosy cafes, markets, pubs and a vast selection of restaurants. The village is ideally situated for commuters, having convenient access to the A38, A50 and M6. From Lichfield's two train stations there are services to Birmingham and London and nearby airports include Birmingham and East Midlands.

Entrance to this fine home is via a feature panelled door with part glazing leading into an impressive welcoming reception hallway with feature tiled floor, balustraded and oak hand railed staircase to the first floor with cloaks cupboard below, and oak veneered doors leading off to the ground floor accommodation. The living room enjoys a pleasant front facing aspect and has a feature fireplace surround with an electric log burner style fire, carpeted flooring and a ceiling light point. The heart of the home is the impressive open plan living/dining/kitchen space which has a vaulted ceiling incorporating skylights in part and bi-fold doors and windows to other sections of the room. The tiled flooring has underfloor heating and runs throughout this large contemporary space. The kitchen is fitted with a stylish range of base, wall and drawer units with quartz worktops, upstand and splash back. Integrated Bosch appliances include an oven and microwave, five burner gas hob, extractor hood, integrated dishwasher and fridge freezer along with an inset sink unit and mixer tap. There are ample areas for sitting and dining and a guest's cloakroom lead off together with a laundry cupboard that has space for a stacking washing machine and tumble dryer.

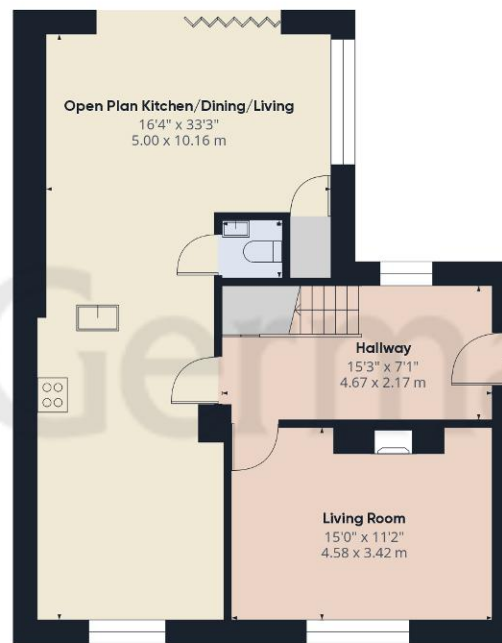
On the first floor there is a pleasant rear facing landing with oak handrail and balustrade along with ladder access to a boarded loft space. The master bedroom is an excellent double size and enjoys a front facing aspect together with double doors to a fitted out walk-in dressing room which also has an inner cupboard housing the gas central heating boiler. Please note that with modest alteration this dressing room could form a separate third bedroom if required. The second bedroom is also a good double size and enjoys a front facing aspect. The family bathroom is also of style and quality and has a contemporary white and chrome suite to include a bath, walk-in double shower, low level WC, wash hand basin/vanity unit and partial tiling.

Outside the property sits behind double five bar gates and a side pedestrian gate. It has a straight and gravelled driveway together with a block paved path providing off-road parking for three to four vehicles, sleeper edged shrubbery borders, an external double electrical socket and tap. A gated side entrance leads to a private side terrace that connects with the rear porcelain tiled patio and overlooks the mainly lawned garden with border walling, stocked borders, garden shed and a variety of plants and shrubs. There is a garden tap and outside electrical double socket located on the rear external wall in addition to a double electric socket near the shed.

Note: There is a Tree Preservation Order on a sycamore tree at the front right hand side of the property.
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.
Property construction: Traditional
Water supply: Mains
Parking: Drive
Sewerage: Mains
Electricity supply: Mains
Heating: Mains gas
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: Lichfield District Council / Tax Band B
Useful Websites: www.gov.uk/government/organisations/environment-agency **Our Ref:** JGA/23042025





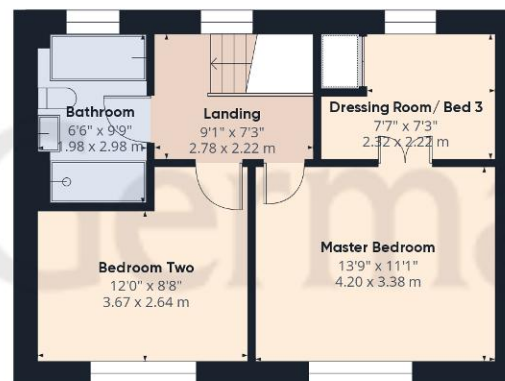


Ground Floor

Approximate total area⁽¹⁾

1149.04 ft²

106.75 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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